

TOWN OF OCONOMOWOC

PLAN COMMISSION

MAY 2, 2011

Present: Chairman Ken Runyard, Commissioners Robert Peregrine, Richard Garvey, James Navin, Terry Largent, Janis Husak, Catherine Balthazor , Town Planner Jeffrey Herrmann, approximately 8 citizens.

Chairman Runyard opened the meeting at 7:00 p.m.

**AGENDA**

**1. Approve Minutes for April 4, 2011 Town Plan Commission meeting.**

Peregrine moved to approve the minutes as printed. Seconded by Navin. Carried unanimously.

**2. Public Comments: None**

**4. Discussion on Possible Rezone and Site Plan/Plan of Operation for Modern War Zone Tactical Laser Tag – W359 N5740 Brown Street**

Jeff explained that the current zoning of the property in which the operation would be housed is currently B-2, which would not allow this operation. There are two options (1) it could be applied through a private club or resort, which allows for indoor and outdoor recreational facilities, but that requires 3 acres of land, which they do not have, and 50 ft offsets from the property line, which they do not have either or (2) do a conditional rezoning. Then it could be used as an amusement facility, which allows arcade, video games

Mr. Poznanski explained that this would be appropriate for birthday parties and other kids' functions for approximately 8 – 13 years of age. The activities would be laser games and tactical missions, all inside. The kids would wear sensors so they would know when they were hit. The sessions are about 15 minutes and involve 20 – 25 players at the most. They would also have a small concession stand and a small lounge area. There are two other tenants in the building. This item was for discussion only.

**5. Consider and Act on Site Plan/Plan of Operation for Spitfire Pub & Grill – N1 W34911 Wisconsin Av.**

Paul Janson explained that he was taking over Victoria's Tavern – he is buying the property. He is looking to a second phase in the future when he would expand particularly in the area of the rest rooms. The Plan Commission recommended changes in the hours and days requested so that if the petitioner wanted to add additional hours or days he would not have to come before the Plan Commission again.

Peregrine moved to approve the Site Plan/Plan of Operation for the Spitfire Pub & Grill with the modifications that the closing time be equivalent of the state law, there shall be two full time and eight part time employees, and the operation shall be open seven days a week. Seconded by Garvey. Carried unanimously.

**6. Consider and Act on Variance Request for Greg & Amanda Kaepernick for the Construction of a Covered Porch – N87 W35625 Mapleton Road (C.T.H. CW)**

The petitioners want to join two porches, making a wrap around porch. They would not be going any closer to the road. After examining the plans and discussing them, Peregrine moved to recommend to the Board of Adjustment that the variance be granted. The proposed construction does not encroach upon the road any more than the existing porch. The building was probably there before Highway CW was made as wide as it is. Seconded by Navin. Carried unanimously.

**3. Discussion on Concept Plan for Kathy Frame for Additional Residence(s) on her property – W389 N8640 Pennsylvania Street**

Kathy Frame presented two options: (1) build a new 3 bedroom 2 bath home on the property in the corner and convert the existing apartment in the pole building into a lounge area or (2) acquire an additional 35 acres, split off the current home where she lives on 5 acres, split off another one acre lot for a new home, and build another home on the 35 acres she would acquire. Jeff feels this would be too many residential units on the property. She could build one house on the 35 acres she intends to buy and she could expand the rental property she currently has. Jeff will relay this information.

**7. Adjourn**

Navin moved to adjourn. Seconded by Husak Carried unanimously. Adjourned at 7:40 p.m.

Respectfully submitted,

Betty Callen, Recording Secretary